

APPENDIX 13E.

BUILDINGS AND OTHER STRUCTURES CONSTRUCTION, OPERATION AND MAINTENANCE STANDARDS

In order that the various purposes of this chapter be accomplished, all development shall conform with applicable codes, plans and specifications approved by the authority, standards specified elsewhere in this chapter, and the following general construction, operating and maintenance standards construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition, or renovation of any building, structure, or appurtenance thereto, and any related plumbing, electrical, mechanical or gas device or system.

Sec. E.1. General.

E.1.1. Responsibility for construction.

E.1.1.1. All required physical improvements shall be provided by the developer at no expense to the commission, unless otherwise agreed to by the commission.

E.1.1.2. The developer, and his engineer or architect where applicable, shall be responsible to the commission for the satisfactory construction of all permitted improvements. Except for minor development, all infrastructure improvements (including water and sewer systems) shall be installed under the direction, supervision and coordination of the developer's engineer. He shall have available, when necessary, a qualified survey party for the purpose of setting lines and grades for improvements and an approved testing program using qualified persons. It shall be the responsibility of the developer's engineer to ensure that sufficient surveys, inspections and tests are performed during construction so that the required certification(s) can be provided upon completion of the improvements.

E.1.2. Quality control.

E.1.2.1. Inspections. The approving authority may inspect all construction of permitted improvements. He is authorized to call to the attention of the contractor any failure of work or materials to conform with the plans and specifications. To secure corrective action, he may bring the failure to the attention of the developer and his engineer/architect. The approving authority may reject materials and work when not in conformity with the approved codes, plans and specifications.

E.1.2.2. Testing. Laboratory or field tests and measurements, for width, depth, stability, density and other performance criteria, are required for all construction, as is normal for the industry. When required, these shall be made by a duly licensed engineering testing laboratory, at the developer's expense. All test results or measurements not in conformance with the plans and specifications shall be reported to the director promptly, and copies of all test reports shall be submitted to him as they are prepared. Minimum requirements for tests are as specified herein.

E.1.2.3. Final inspection. Upon receipt of required documentation, the approving authority shall perform a final inspection of the permitted improvements for compliance with all applicable codes and

the approved plans and specifications. When the approving authority is satisfied as to the acceptability of the improvements, he shall so notify the commission.

[E.1.3.] Enforcement.

[E.1.3.1. Penalty for violation.] The failure to obtain all required permits and to call for all inspections required under the Sumter County Code shall constitute a misdemeanor of the second degree which shall be punishable by fine of up to five hundred dollars (\$500.00) and/or imprisonment in the county jail of up to six (6) months or by both such fine and imprisonment. Each incident shall constitute a separate offense. This shall apply to the installer of the LP tanks, piping or appliances and not to the ultimate consumer.

[E.1.3.2. Injunctive relief.] Sumter County specifically retains the right and authority to enforce any violations of the Sumter County Code, including seeking injunctive relief. In the event Sumter County is required to file suit for injunction to enjoin a violation of this ordinance [Chapter 13, Appendix 13E], if the County prevails, the court shall award the County reasonable attorneys' fees and court costs in addition to any other relief granted.

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 98-19, § 4, 12-8-98)

Sec. E.2. Construction standards.

E.2.1. On-site construction.

E.2.1.1. Codes and inspections. All construction, except manufactured buildings, mobile homes, and construction exempted from permitting (see section 13-103) shall be classified as on-site construction and conducted in accordance with the following applicable building, plumbing, mechanical, electrical, gas and energy conservation codes and requirements.

(a) *Building codes/inspections.*

(1) Florida Building Code (FBC)2001: This includes:

- a. Building 2001 and as amended from time to time and including optional text additions to Chapter One, Administration, as recommended by the BOAF.
- b. Test protocols for-High Velocity –Hurricane zones 2001
- c. FBC policies and procedures for product approval (effective October 1, 2003)

(c) *Mechanical code/inspections.*

(1) Florida Building Code: Mechanical 2001 (as amended from time to time)

(d) *Electrical code/inspections.*

- (1) Florida Building Code: by reference the National Electric Code (NEC) 2002 Edition

(e) *Gas code/inspections.*

- (1) Florida Building Code: Fuel Gas 2001 (as amended from time to time)

(g) According to F.S.633 and as delegated by the Sumter County Fire Chief and the Villages Fire Chief, the Sumter County Building Department will be responsible for fire plan review and inspection of construction plans, drawings, and specifications for life safety systems, fire protection systems, access, water supplies, processes and hazardous materials and other fire safety issues in new buildings, renovations, additions and remodeling. (construction that requires a Sumter County Building Permit)

- (1) Florida Fire Prevention Code 2001 Edition. (Included by reference)

Published by the Florida Building Standards Commission and the National Fire Protection Association as based on NFPA 1 and NFPA 101.

E.2.2. (Reserved for manufactured buildings)

E.2.3. Mobile homes.

E.2.3.1. Codes. In addition to HUD construction requirements, the following shall apply:

- (a) *Requirements by classification.* All mobile homes shall be classified and meet this section's requirements for the applicable classification.

- (1) Class A mobile homes shall satisfy each of the following criteria at set-up and thereafter:
 - a) The model year of the home shall not be more than five (5) years prior to the year of permitting.
 - b) The minimum factory constructed width of the main body of the home, as located on the site, must be a minimum of twenty (20) feet as measured across the narrowest portion (this is not intended to prohibit minor

offsetting of portions of the home, to the satisfaction of the building official).

- c) The home shall have a permanent and continuous perimeter underfloor enclosure of masonry or other durable construction, unpierced except for required ventilation and access. The Planning Department will predetermine and establish specified types, varieties, or designs of foundations or perimeter enclosures. Such pre-approved foundations or perimeter enclosure types shall be designed to maintain acceptable appearance with proper maintenance. Upon determination that any such design fails to maintain acceptable appearance, the Planning Department shall remove it from the approved list.
- d) The home must be covered with an exterior material(s) customarily used on site built dwellings in the county, to the satisfaction of the building official. The exterior covering material shall extend to the ground except that, when a solid concrete or masonry perimeter foundation or enclosure is used, the exterior covering material need not extend below the top of the foundation.
- e) The minimum pitch of the home's main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run (3:12 pitch), or greater if required by the roofing materials used. Roofing materials must consist of shingles or other material customarily used on site built dwellings in the county, to the satisfaction of the Building Official. The roof overhang must not be less than six (6) inches, measured horizontally from the vertical side of the home, except where carports, garages, porches, or similar structures are attached at initial set-up of the home.
- f) After placement upon an approved foundation, all wheels, axles, tongues, transporting lights, and removable towing apparatus shall be removed from the home before occupancy.
- g) All additions, alterations, attachments, etc. to Class A mobile homes shall be constructed with materials that are comparable in composition, appearance and durability to what is generally acceptable and commonly used for site built homes in the county.

(2) Class B mobile homes shall satisfy each of the following criteria as specified:

- a) The model year of the home shall be 1981 or later, except that pre-1981 models are allowed if presently titled as mobile homes or assessed as real property in Sumter County.
- b) The home shall have a permanent perimeter underfloor enclosure of

masonry, wood, vinyl or other material constructed to provide at least fifty (50) percent opacity and shall be continuous except for required ventilation and access, to the satisfaction of the Florida Building Code 2001.

- c) Mobile homes whose model year is earlier than fifteen (15) years prior to permitting shall be subject to a pre-permit inspection in accordance with subsection (3).
- (3) Mobile homes subject to pre-permit inspections shall be inspected, repaired, permitted and certified as follows:
 - a) Prior to being moved to the property for which permitting is sought, the home shall be inspected and certified for soundness and habitable living conditions based on the "Guidelines For Repair and Remodeling Of Used Mobile/Manufactured Homes" specified in Ch. 320.8232 and 320.822, F.S. and in Ch. 15C-2.0081, F.A.C. Such inspection and certification shall be performed by a mobile home dealer licensed in Florida, engineer, architect, residential, building or general contractor certified or registered by Florida, building inspector certified by Florida, or the building official. Any repairs that are required to meet the requirements for certification must be made, and the certification received, prior to being moved onto the parcel for which permitting is sought.
 - b) Permitting under this subsection does not waive any other construction, classification or set-up requirements.
- (b) *Set-up requirements.* Chapter 15C 1.0101--1.0110, F.A.C.
- (c) *Additions to mobile homes.* Additions to mobile homes shall meet the building code requirements of this chapter. Two or more mobile homes, or units, shall not be attached or joined so as to be used as one dwelling unit unless such units are factory constructed and approved for such purpose.
- (d) *Repair requirements.* In addition to other requirements, used mobile and manufactured homes shall meet the "Guidelines For Repair and Remodeling of Used Mobile/Manufactured Homes" specified in Ch. 320.8232 and 320.822, F.S. and in Ch. 15C-2.0081, F.A.C., prior to occupancy.

E.2.3.2. Mobile home inspections. Mobile home inspections shall generally be conducted as follows:

- (a) *For single wides*--After blocking and tie downs are complete, all utilities are connected and steps are in place.
- (b) *For double/triple wides:*

- (1) First inspection. After units are pulled together and secured, blocking and tie downs are complete but before stripping is installed on top, ends and bottom.
- (2) Second inspection. After stripping is installed, all utilities are connected and steps are in place.

E.2.4. Recreational vehicles for extended occupancy.

E.2.4.1. Placement requirements.

- (a) *Park trailers.* Park trailers shall meet the minimum requirements for mobile home installation.
- (b) *Other RVs.* Other recreational vehicles occupying a site for more than six (6) consecutive months in any twelve-month period shall meet the minimum requirements for mobile home installation.

E.2.4.2. Additions to recreational vehicles. Where allowed, additions to RVs and accessory structures on RV sites shall comply with the following:

- (1) Each structure must meet the applicable county building codes and be permitted pursuant to Article II, Division 4 of this chapter.
- (2) Additions shall be constructed to be free standing (not load bearing on the RV) but may be detachable or permanently attached to the RV.
- (3) Subject to other requirements, additions may be at ground level or elevated.
- (4) Additions shall not extend lengthwise beyond the front or rear of the RV to which it is attached.
- (5) The aggregate of all additions providing enclosed living area and accessory structures shall not exceed the square footage of the RV itself.
- (6) No structure shall be located within any required yard setback, any perimeter buffer strip, any park road or any utility or drainage easement.
- (7) Building permits for non-exempt construction may only be obtained after approval by the park operator.

E.2.5. Disability codes and requirements. Florida Building Code 2001 (amended from time to time), Chapter 11 Florida Accessibility Code For Building Construction.

E.2.6. (Reserved for signs).

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 97-5, §§ 6--8, 2-25-97; Ord. No. 98-5, §§ 1--7, 3-10-98; Ord. No. 98-19, § 3, 12-8-98; Ord. No. 99-12, § 1, 7-13-99; Ord. No. 99-24, § 1, 11-16-99)

Sec. E.3. Operation and maintenance standards.

E.3.1. Buildings. All buildings and other structures, and their premises shall be maintained in compliance with the following applicable Codes:

E.3.1.1. Florida Building Code (FBC) 2001 as amended from time to time.

E.3.2. Signs.

E.3.2.1. Exposure.

- (a) *Unlawful cutting of trees or shrubs.* No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:
 - (1) Within the right-of-way of any public street or road, unless the work is done pursuant to the express written authorization of (the state, county or other agency having jurisdiction over the streets).
 - (2) On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express authorization of the person owning the property where such trees or shrubs are located;
 - (3) In any area where such trees or shrubs are required to remain under an approval or permit issued under this chapter.
- (b) *Appearance.* All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the commission, and shall present a neat and clean appearance.

(Ord. No. 96-23, § 9, 12-16-96)